

***Town of Weymouth
Massachusetts***

**Kathleen A. Deree
Town Clerk**

**Town Clerk's Department
781-340-5017
781-682-6129 (FAX)**



**Robert L. Hedlund
Mayor**

**75 Middle Street
Weymouth, MA 02189**

August 10, 2022

To Whom It May Concern:

I, Kathleen A. Deree, Town Clerk of the Town of Weymouth do hereby certify this to be the action taken by the Board of Zoning Appeals at their meeting held on June 15, 2022 on APPLICATION OF: Brianne Walsh, Case # 3477.

No appeal was filed within the twenty (20) day appeal period.

Signed: Kathleen A. Deree

A True Copy. ATTEST:

Kathleen A. Deree

Kathleen A. Deree
Town Clerk

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
396 GREEN STREET**

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

2022 JUL 21 PM 12:18

(To be mailed forthwith to the owner and applicant, if not the owner.)

Owner:	Brianne Walsh	Date:	July 21, 2022
Address:	396 Green St. Weymouth, MA 02189		
Applicant:	Brianne Walsh	Case #:	3477
Address:	396 Green St. Weymouth, MA 02189		
Representative:		Site Address:	396 Green Street
		Sheet:	10
		Block:	121
		Lot:	21
Filing Date:	5/6/2022		
Hearing Date:	6/15/2021		
Advertised:	6/1/2022 & 6/8/2022		

Zoning District: R-1

At a public hearing on 6/15/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Sections 120-40 (Extension or Change by Special Permit)* to demo existing garage and foundation to install a new foundation, garage and additional second story living space above. The additional living space is connected to the existing home and does not represent a separate unit. Approval is per a survey prepared by Evanson Browne and dated 4/8/2022 and *Second Floor Expansion/Garage Replacement Plans* prepared by Jeffrey Rangel and dated 1/24/22.

SPECIAL PERMIT FINDINGS:

The Board found that the proposal met the requirements for a Special Permit under Section 120-122 (D) as follows:

1. The specific site is an appropriate location for such a use. *This lot is in an R-1 residential district. The addition is in keeping with the character and scale of the neighborhood. The addition is to be limited to the existing footprint which is legally nonconforming. No extension of the nonconformity is requested. The Special Permit is*

required only because the exiting foundation is not adequate to support the additional vertical construction.

2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The addition is very much in keeping with the scale and character of the surrounding neighborhood.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The availability of off-street parking will not be impacted.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *All work will be done in conformance with Town of Weymouth Building Code and under the supervision of the Department of Public Works.*
5. That the public convenience and welfare will be substantially served with the proposal. *The existing house is relatively small. The addition will provide needed additional living space.*

CONDITIONS:

None

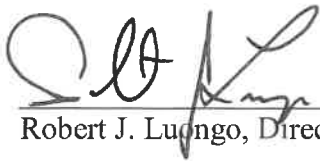
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

After the twenty (20) day appeal period has passed, the Town Clerk will send to the petitioner: (1) the certificate that no appeal was filed, (2) the certificate of granting of variance and/or special permit. The petitioner shall record these documents with the Norfolk Registry of Deeds, Dedham, MA, with the appropriate filing fee.

When a receipt from the Registry of Deeds is presented to the Building Inspector (to show that the decision has been recorded), the proper permit will be issued.

Decision filed with the Town Clerk on **July 21, 2022**

IMPORTANT: Notice is further given that any person aggrieved by this decision may appeal, according to MGL Chapter 40A, Section 17, and said appeal, if any, must be filed with the Town Clerk within twenty (20) days after the filing of the decision with the Town Clerk.



Robert J. Lucingo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

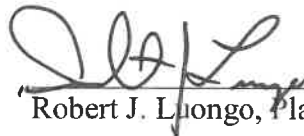
BOARD OF APPEALS

July 21, 2022

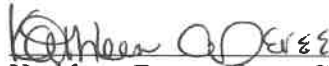
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Brianne Walsh, 396 Green St., Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 396 Green Street also shown on the Weymouth Town Atlas Sheet 10, Block 121, Lots 21, and the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance – special permit, and that copies of said decision, have been filed with the Planning Board and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.



Robert J. Luongo, Planning Director



Kathleen Derec, Town Clerk

Case # 3477

Date of Hearing: 6/15/2021